

# CITY OF BOSTON THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 · 617/635-3850 · FAX: 617/635-3435

#### **NOTICE OF PUBLIC HEARING**

The **SOUTH END LANDMARK DISTRICT COMMISSION** will hold a public hearing:

DATE: Tuesday, April 2, 2013

TIME: 5:30 P.M.

PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 772 of the Acts of 1975, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpreters are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

# REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

### SOUTH END LANDMARK DISTRICT COMMISSION

John Amodeo, John Freeman, Christie Gamp, Catherine Hunt, Diana Parcon Alternate: Peter Sanborn

5:30 <u>ADVISORY REVIEW</u>

407-409 Shawmut Avenue: Comprehensive renovation into 12 condo units. Exterior work involves restoring the first floor storefront; selective repointing of brick and stone, replacing windows and doors; constructing a roof deck; and the restoration of existing entryways and cornices.

## **DESIGN REVIEW APPLICATIONS**

5:45

Application: 13.796 SE 1601 Washington Street

Applicant: Rosette Martinez, owner: Add name to existing optical shop awning; add two vertical banners to façade.

6:00

Application: 13.803 SE 105 East Brookline Street

Applicant: Cindy Larson, architect: Install new fence; construct a roof deck; remove chimneys; add rooftop hvac

equipment.

6:15

Application: 13.799 SE <u>562 Massachusetts Avenue</u>

**Applicant:** Joshua Fiedler, owner: Construct a roof deck over previously approved expanded dormer.

6:30

Application: 13.812 SE <u>53 Chandler Street</u>

**Applicant:** Daniel Kasmarek, architect: Reconstruct and enlarge existing roof deck and head house.

6:45

Application: 13.811 SE 656 Massachusetts Avenue

**Applicant:** Thomas Magloczki, owner: Remove rear gable and dormer for new expanded dormer; construct a roof

deck.

7:00

Application: 13.518 SE <u>41 Worcester Street</u>

**Applicant: Jerrold Ellner, owner:** Install 4 skylights.

Over

7:15

Application: 13.807 SE &

13.808 SE

517 & 519 Shawmut Avenue

Guy Grassi, architect: Construct two new townhouses. Applicant:

#### ADMINISTRATIVE REVIEW

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading NEED NOT APPEAR at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid confusion, the text of your building-permit application should be consistent with the project description given below.) Upon its receipt, Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic buildingpermit application as annotated by Commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult staff at the telephone number above, or at meghan.hanrahan@cityofboston.gov. Thank you.

**13.788 SE: 5 Appleton Street:** Replace 3 windows.

13.792 SE: 61 Chandler Street: Construct roof deck (visibility reviewed by staff).

13.813 SE: 51 Clarendon Street: Replace 8 windows. 13.794 SE: 55 Clarendon Street: Replace 7 windows.

13.814 SE: 9 Cumston Street: Replace 21 windows; replace light fixture.

13.798 SE: 69-71 Dartmouth Street: In-kind asphalt shingle replacement on mansard; install new copper gutter.

13.793 SE: 15 Dwight Street: Replace 6 windows

13.805 SE: 98 East Brookline Street: Reconstruction and expansion of existing roof deck (visibility to be reviewed by staff).

13.804 SE: 429 Massachusetts Avenue: Replace all windows; install new entry doors; add railing to front stoop; restore slate roof.

13.800 SE: 459 Massachusetts Avenue: Repoint brick facade; repair brick and fire escape supports as necessary; power was masonry; apply water seal; repair and repaint lintels; repair, scrape, and paint metal fire escapes; paint downspouts.

13.806 SE: 74 Montgomery Street: Repair and repoint masonry; remove existing storm windows and replace windows; patch and repaint existing stone lintels and sills; patch, repair, and repaint existing wood bays; install new copper drip edge at roof; replace slate roof in kind; repair and repaint existing entry door and pilasters at front elevation; and remove existing exposed phone wires.

13.797 SE: 594 Tremont Street: Replace slate rear mansard roof (visible from Upton & Ivanhoe Streets) in kind and install associated copper flashing; install rubber roof on bay (not visible from the public way).

13.809 SE: 647 Tremont Street: Replace 38 windows.

13.801 SE: 661 Tremont Street: Construct an outdoor seating area.

13.810 SE: 1355 Washington Street: Replace deteriorated brownstone lintels and sills in kind as necessary; replace 4 iron window grilles to match others; clean and repoint masonry.

13.795 SE: 138 West Concord Street: Repair/restore existing ornamental fence on one side; fabricate and install new fence sections to match existing.

13.802 SE: 199 West Newton Street: Replace 4 windows.

## REVIEW OF ARCHITECTURAL VIOLATIONS

8:00

**554 Massachusetts Avenue:** Construction of a stone wall and modifications to a rear addition.

8-10 Taylor Street: Demolition of structure except for front wall. Project approved in July 2012 did not include outright demolition; only renovations and an addition which did include removal of west and south (rear) façades. Property owner will present a reconstruction and preservation plan for the north and east facades.

#### PROJECTED ADJOURNMENT: 8:45 P.M.

Date posted: March 22, 2013

Mayor, Inspectional Services Department, City Clerk, Boston Redevelopment Authority, Applicants, District City Councilors, Neighborhood Services, Property Owners, Law Department, Abutters (from most recent tax list) For additional information, please contact South End Landmark District Commission staff at 617-635-3850